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ABSTRACT

THE DESCRIPTION OF THE INVENTORY PROCEDURE EMPHASIZES THE BACKGROUND OF THE FACILITIES INVENTORY, THE CONDUCT OF THE INVENTORY, AND UPDATING PROCEDURES. THE FINDINGS ARE PRESENTED IN TERMS OF SUMMARIES OF AREAS AND CONSTRUCTION COSTS. MUCH OF THE DATA ARE ORGANIZED IN TABULAR FORM. (FS)

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OREGON
Educational
Coordinating
Council

STAFF REPORT

FACILITIES INVENTORY OF INSTITUTIONS OF HIGHER EDUCATION IN OREGON

U.S. DEPARTMENT OF HEALTH, EDUCATION & WELFARE
OFFICE OF EDUCATION

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March 1969

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FACILITIES INVENTORY OF INSTITUTIONS OF HIGHER EDUCATION IN OREGON

A Staff Report to the
Educational Coordinating Council
Prepared by
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State of Oregon
Educational Coordinating Council
647 Union St., N.E.
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March 1969

PREFACE

The Council is grateful for the climate of cooperation which has made possible this first effort at a statewide inventory of higher educational facilities in Oregon.

The institutions have contributed facilities inventory data in good faith, and they have the right to expect that these data will be used responsibly. It is incumbent upon the user that he be able to justify the uses to which he puts these data, particularly as relative values may be assigned to the various information elements.

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THE INVENTORY PROCEDURE

Background to the Facilities Inventory

The continued increase in enrollments in higher education over the past fifteen years has brought about an unprecedented need for new construction over the same period of time. With this increased growth have come strong pressures from governmental agencies at the local, state and national levels to ensure that physical facilities are being used efficiently. Realizing the difficult financial problems that both public and private colleges face in providing buildings for these growing enrollments, the Congress of 1963 passed the Higher Education Facilities Act. As one of its criteria in awarding grant funds under this Act, the U. S. Office of Education wished to determine the size, type and utilization of existing facilities of the applicant institutions. It became apparent that the definitions of space used by institutions throughout the United States were not compatible and, thus, comparative analyses were almost impossible. Therefore, projections of space needs and comparisons of these needs lacked accuracy.

In 1966, Congress asked that a careful study be undertaken of facility requirements, and appropriated funds in the form of a Higher Education Comprehensive Planning Grant Program for a tri-level venture involving: (1) the U. S. Office of Education, (2) all states, and (3) all colleges and universities.

The U. S. Office of Education worked jointly with some twenty individuals representing state agencies and institutions of higher education in developing standard definitions and procedures. The resultant

work was a draft of a manual entitled Facilities Classifications and Inventory Procedures for Institutions and State Agencies.

The Oregon Educational Coordinating Council, upon the recommendation of its Facilities Planning Committee, gave high priority for the use of Oregon's grant money in making a comprehensive inventory of existing facilities at all institutions of higher education within the State. A portion of the grant money was used for the preparation of an inventory manual which combines many of the useful features of the U. S. Office of Education manual and gives effect also to characteristics unique to the state of Oregon. The definitions and procedures set forth in the inventory manual provide a uniform methodology for the reporting of higher education facilities, which makes possible comparisons of data in establishing priority needs by the Educational Coordinating Council. In addition to assisting in state planning of facilities needs, the inventory manual has also provided a functional instrument for the maintenance of a current inventory by each participating institution.

Conducting the Inventory

All institutions of higher education in the State were requested to submit a detailed inventory of facilities on their campuses as of December 1967, employing definitions and procedures provided in the State of Oregon Facilities Inventory Classification System Manual.

Institutions within the State Department of Higher Education submitted inventory reports directly to their Facilities Planning Office in the Chancellor's office, and summary reports were provided to the Educational Coordinating Council. Most of the State institutions had

space analysts on the staff with some experience in reporting facilities data using similar definitions and procedures.

Independent colleges and community colleges submitted inventory reports directly to the Educational Coordinating Council office. For these institutions the definitions and procedures in the manual were new, and only rarely were staff personnel available who had experience working with this type of classification system. Because of the size of the task, the complexity of the data, and the relative inexperience of many space analysts, the collecting, reporting, and editing of inventory data took more time than was originally estimated. However, as a result of much perseverance and cooperation, an inventory was prepared for each institution.

All data submitted by independent and community colleges were processed, along with those of the State four-year institutions, by contractual arrangement with the State Department of Higher Education Facilities Planning Division. The computer output provided for each institution:

1. A detailed room-by-room inventory (Program No. 04440).
2. An institution summary (gross and net areas) by building (Program No. 04445).
3. Six summary reports (including additional sub-classification summaries) as requested by the U. S. Office of Education (Program Nos. 04470 to 04480).

Each participating institution received one bound copy of these reports, and duplicate copies are on file in the Educational Coordinating Council office.

HEGIS Facilities Inventory Report

The U. S. Office of Education requests a summary statement of facilities (the Higher Education General Information Survey -- Facilities Inventory Report, Form OE 2300-7) from each institution of higher education in the State. In order to provide data within the classification systems on this report form, it was necessary to prepare an additional computer program. Therefore, in January 1969, a new summary report was prepared for each institution based upon the data stored on the master tape at that time. These reports were forwarded to the U.S. Office of Education by the Coordinating Council office, thus relieving the institutions of this task.

These summary data are used as the data base for the tables presented in this report.

Updating Procedure

In December 1968, a revised inventory manual was distributed to each institution. Although this manual contained no substantive changes, some definitions and codings were clarified, some extraneous material removed, a thumb-index was provided, and a section "Revisions to Inventory" was added. Accompanying memos requested that updating information be submitted to the Educational Coordinating Council office by February 1, 1969 to reflect the facilities situation on each campus as of January 1, 1969.

At the time of this report, updated facilities data are being received and processed. As these are incorporated, an improved inventory record will be made available which corrects previous coding errors and reports changes in facilities since the initial inventory.

FINDINGS

Summary of Areas

Tables 1, 2, and 3 present summary data for independent institutions, State four-year institutions, and community colleges respectively. In each table, Column (1) gives the code number used to identify the institution, and Column (2) shows the FTE enrollment for the fall of 1968.

Gross Areas. Column (3) reports the total gross area of each institution. Because some independent institutions did not report completely their residential facilities, an additional row is provided at the bottom of Table 1 which excludes these institutions, thus providing more comparable data in Columns (3), (4) and (5). Column (3) totals in Tables 1, 2, and 3 indicate the following comparisons in gross areas by type of institution:

Independent Colleges ----------	405.5 sq.ft./FTE
State Four-Year Institutions --	247.3 sq.ft./FTE
Community Colleges ----------	78.6 sq.ft./FTE

Net Area of Total Facility. Column (4) presents the net area of the total facilities (including residential) on each campus, including such "nonassignable" spaces as circulation, mechanical-electrical or custodial areas. The following table presents Oregon's total by type of institution (from Column 4) and some comparable statistics from other states:

NET AREA OF TOTAL FACILITY IN SQ.FT./FTE

	Oregon	Colorado	Virginia
Independent Colleges	347.7	402.7	--
State 4-Year Institutions	213.8	248.9	--
Community Colleges	64.8	172.9*	--
All Institutions	199.6	250.0	262.0

*Based upon a combination of 3 state and 7 district colleges

Net Assignable Areas. Column (5) excludes the "nonassignable" areas to provide an indication of net assignable areas including residential and supporting facilities. The following table presents the totals for the three types of institutions in Oregon with some comparable data calculated from the recent Colorado study.

NET ASSIGNABLE AREAS
OF TOTAL FACILITY IN SQ.FT./FTE

	Oregon - 1968	Colorado - 1968
Independent Colleges	267.0	313.6
State Four-Year Institutions	160.1	186.7
Community Colleges	52.4	137.4

In 1957, the U. S. Office of Education reported the following national averages for "mean assignable area per student FTE." Because of the time elapsed since these data were compiled and because of possible variations in definitions of assignable area, their comparability to Oregon data may be limited; however, they are the only national estimates presently available.

U. S. NATIONAL ESTIMATES
OF MEAN ASSIGNABLE AREA IN SQ.FT./FTE

All Public Institutions	142.9 sq. ft.
Public Universities	173.7 sq. ft.
Public Liberal Arts Colleges	119.9 sq. ft.
Public Junior Colleges	55.1 sq. ft.
Public Technical Institutes	100.0 sq. ft.
All Private Institutions	162.0 sq. ft.

"Basic" Educational Areas. Column (10) in Tables 1, 2, and 3 combines those areas which might be considered the "basic essentials" of an educational institution -- classrooms, laboratories, offices, and study areas. A comparison of the three tables reveals the following variations among the different types of institutions in the State in these "basic" areas.

Independent Colleges	89.7 sq.ft./FTE
State Four-Year Institutions	72.7 sq.ft./FTE
Community Colleges	40.6 sq.ft./FTE

The Colorado study reports comparative data for "total educational and general space per FTE student." These data are not precisely comparable to those presented in Column (10) of Tables 1, 2, and 3 because the Colorado study is summarized by "Functional Use" rather than by "Type of Space." Thus, some athletic facilities, for example, are included in the figures below which are not included in Column (10).

TOTAL EDUCATIONAL AND GENERAL SPACE IN SQ.FT./FTE

	Oklahoma 1963	Virginia 1967	Arkansas 1967	Colorado 1968
Independent Colleges	90.0	142.9	--	148.9
State 4-Yr. Institutions	124.3	101.0	83.7	92.1
State 2-Yr. Institutions	161.1	43.7	--	77.3
All Institutions Combined	125.1	108.4	--	94.1

Net Assignable Space (excluding residential, etc.) Because some institutions are essentially commuter colleges while others accommodate large numbers of "nonresidents" in dormitories, there is one other comparison of interest. Column (12) represents a reasonable comparison of net assignable space EXCLUDING residential, noninstitutional and nonassignable spaces.

Independent Colleges provide -------- 163.5 sq.ft./FTE
State 4-Yr. Institutions provide ---- 129.9 sq.ft./FTE
Community Colleges provide ---------- 50.6 sq.ft./FTE

The 1957 U.S. National Report listed mean assignable areas, excluding residential space as follows:

U.S. NATIONAL ESTIMATES OF
MEAN ASSIGNABLE AREA IN SQ.FT./FTE
(Excluding Residential Space)

All Public Institutions	103.0 sq. ft.
Public Universities	125.1 sq. ft.
Public Liberal Arts Colleges	82.7 sq. ft.
Public Junior Colleges*	47.7 sq. ft.
Public Technical Institutes	100.0 sq. ft.
All Private Institutions	102.7 sq. ft.

*These data refer primarily to 2-year liberal arts institutions rather than to comprehensive liberal arts-technical-vocational institutions.

Precautions in Data Interpretation

The validity of any selected area figure in this report could be challenged on the basis of the possibility of error in coding or in interpretation of classification systems. In addition, there is a problem in collecting facilities data and enrollment statistics which coincide at one point in time to provide a precise "area per FTE" statistic within

an institution or within a type of institution. Fall 1968 enrollments are selected as being the closest reasonable estimates for the facilities data used.

Although there is a tendency to seize upon comparisons among institutions or classes of institutions, one must exercise considerable restraint. More detailed analysis -- including factors of differential utilization ratios based on type of program -- are basic to valid inter-institutional comparisons.

The comparability of data from other states may also be challenged. Although compatibility of basic inputs has been enhanced by the use of the U. S. Office of Education manual, variations may remain in interpretation of codes and in procedures for summarizing and reporting data. Also, because some states have not achieved total participation by all institutions and because grouping of types of institutions vary from state to state, summary data may not always yield meaningful comparisons. For example, Colorado's data for independent institutions is based upon only four colleges, and the data for two-year colleges is analyzed separately for state-controlled and district-controlled institutions.

However, these data are presented as representing the most accurate facilities information available in the State. They should be considered workable data for persons faced with the necessity of planning.

Construction Costs

As educators, legislators and taxpayers become increasingly aware of the need for new facilities -- both to accommodate expanding enrollments and new curricula and to replace obsolete facilities -- the question of cost factors becomes paramount.

As part of the recent inventory procedure, institutions in the State have reported their capital construction costs over recent years.[1] These data are presented in Table 4, classified according to type of structure. The inadequacies of this classification are apparent since most buildings include more than one type of space and since a wide variety of building types exists within a classification. For example, "laboratories" include such diverse facilities as "Meats Lab.," "Forest-Products Lab." and "Computer Center." Also, because of the effect of time and location variables on construction costs, caution should be exercised in drawing generalizations and making applications from these data. However, such cost data will become relevant as they are combined with enrollment projections, detailed space utilization analyses, projections of replacement needs, and land acquisition and development costs, to project needed revenues (in 1968 dollars) for the next decade.

SUMMARY

The physical facilities inventory cannot be presented as a fait accompli. It is presented as an ongoing process which will be continuously refined in procedure and updated with new input. The present situation may be summarized as follows:

1. The inventory as presently on file is believed to be a reasonably accurate representation of physical facilities on the campuses of higher education in the State.

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[1] Instructions in the manual: "Report all direct construction costs of the building, including general work, mechanical work, electrical work, and built-in equipment. Exclude other costs such as site acquisition, professional service fees, movable equipment, legal and administrative, etc."

The detailed analysis of "use" and "department occupying" may not yet be completely accurate. Residential facilities have not been reported in full by some independent colleges.

2. The accuracy of classifications of spaces will increase as institutions are able to maintain continuity of staff responsible for the inventory. Expertise can best be developed through experience with the facilities inventory instrument.

3. The procedures appear to have been accepted by the institutions in the State. Personnel at each campus have been most cooperative in submitting initial data and in supplying corrected or updated information upon request.

4. The analyses by "Type of Space" in this report indicate that among the three classifications of higher education institutions, independent colleges in Oregon presently have the greatest amount of space per FTE student, and the community colleges have the least amount of space per FTE student. Few valued judgments can be placed on these differences, pending additional information regarding program function and its implication for intra-institutional organization and space utilization.

5. On the basis of very limited comparable data, it would appear that Oregon public institutions -- both four-year and two-year -- have somewhat less space per FTE than their counterparts in some other states, while private institutions are approximately comparable to other states.

TABLE 1

AREAS OF INDEPENDENT INSTITUTIONS

Inst. (1)	Fall 1968 FTE Enrollment (2)	Gross Area (3)		Net Area of Total Facility (4)		Total Area Assignable (5)		Classroom (6)		Laboratory (All Types) (7)		Office (Admin. & Faculty) (8)		Study (9)		Total Classrms., Lab., Office, Study (10)		Auxiliary Spaces (Special, General, Supporting, Med.) (11)		NET CAMPUS (Excluding Residential, Non Assignable) Sum of (10) & (11) (12)	
		Total Area	Area Per FTE	Net Area	Area Per FTE	Net Area	Area Per FTE	Net Area	Area Per FTE	Net Area	Area Per FTE	Net Area	Area Per FTE	Net Area	Area Per FTE	Net Area	Area Per FTE	Net Area	Area Per FTE	Net Area	Area Per FTE
00	100	195,588	1,955.8	154,141	1,541.4	111,627	1,116.3	4,349	43.5	7,124	71.2	10,709	107.1	5,850	58.5	28,032	280.3	34,675	346.8	62,707	627.1
01	209	49,640	237.5	44,364	212.3	36,212	173.3	2,224	10.6	1,872	9.0	2,400	11.5	3,359	16.1	9,855	47.2	16,036	76.7	25,891	123.9
02	133	116,003	872.2	97,275	731.4	70,911	533.2	5,532	41.6	2,393	18.0	7,707	57.9	3,358	25.2	18,990	142.8	24,841	186.8	43,831	329.6
03	379	82,598*	217.9*	71,171*	187.8*	61,702*	162.8*	15,007	39.6	8,962	23.6	7,276	19.2	11,022	29.1	42,267	111.5	19,435	51.3	61,702	162.8
04	115	85,128	740.2	75,550	657.0	61,082	531.1	4,506	39.2	2,022	17.6	3,066	26.7	2,192	19.1	11,786	102.5	37,014	321.8	48,800	424.3
05	1,800	562,301	312.4	492,212	273.5	360,618	200.3	28,158	15.6	21,274	11.8	39,616	22.0	61,644	34.2	150,692	83.6	108,899	60.5	259,591	144.1
06	1,149	419,350	365.0	404,998	352.5	319,618	278.2	48,233	42.0	26,119	22.7	23,009	20.0	16,305	14.2	113,666	98.9	91,862	79.9	205,528	178.8
07	472	277,223	587.3	252,653	535.3	188,238	398.8	9,455	20.0	15,610	33.1	15,638	33.1	7,023	14.9	47,726	101.1	43,226	91.6	90,952	192.7
08	341	164,140	481.3	130,355	382.3	96,431	282.8	11,733	34.4	7,864	23.1	11,373	33.4	7,093	20.8	38,063	111.7	29,387	86.2	67,450	197.9
09	550	132,532*	241.0*	66,278*	120.5*	49,177*	89.4*	23,826	43.3	5,310	9.7	6,753	12.3	4,779	8.7	40,668	74.0	8,509	15.5	49,177	89.5
11	416	42,997*	103.4*	35,481*	85.3*	30,503*	73.3*	9,847	23.7	1,836	4.4	5,338	12.8	9,012	21.7	26,033	62.6	4,470	10.7	30,503	73.3
12	1,312	413,133	314.9	341,491	260.3	269,491	205.4	21,051	16.0	15,514	11.8	25,197	19.2	34,991	26.7	96,753	73.7	86,950	66.3	183,703	140.0
13	1,347	318,050*	236.1*	301,469*	223.8*	234,853*	174.4*	17,257	12.8	57,220	42.5	26,711	19.8	32,705	24.3	133,893	99.4	100,022	74.3	233,915	173.7
14	1,683	662,527	393.7	516,122	306.7	394,599	234.4	26,430	15.7	40,947	24.3	40,393	24.0	26,054	15.5	133,824	79.5	115,463	68.6	249,287	148.1
15	355	115,214	324.5	98,871	278.5	95,060	267.8	13,858	39.0	488	1.4	11,365	33.4	5,803	16.3	32,014	90.1	21,482	60.5	53,496	150.6
16	1,543	675,377	437.7	595,048	385.6	455,798	295.4	39,079	25.3	29,456	19.1	42,624	27.6	32,888	21.3	144,047	93.3	136,024	88.2	280,071	181.5
Total	11,904	4,311,801*	362.2	3,677,479*	308.9*	2,835,920*	238.2*	280,545	23.6	244,011	20.5	279,675	23.5	264,078	22.2	1,068,309	89.7	878,295	73.8	1,946,604	163.5
Totals For Institutions Reporting Residential Facilities:																					
	9,212	3,735,624	405.5	3,203,080	347.7	2,459,685	267.0														

*Not including Residential Facilities

Note: Because Museum Art School is now occupying temporary quarters it is omitted from this inventory analysis. (117 FTE were registered in Fall 1968).

TABLE 2

AREAS OF STATE FOUR-YEAR INSTITUTIONS

Inst. (1)	Fall 1968 FTE Enrollment (2)	Gross Area (3)		Net Area of Total Facility (4)		Total Area Assignable (5)		Classroom (6)		Laboratory (All Types) (7)		Office (Admin. & Faculty) (8)		Study (9)		Total Classrms., Lab., Office, Study (10)		Auxiliary Spaces (Special, General, Supporting, Med.) (11)		NET CAMPUS (Excluding Residential, Non Assignable) Sum of (10) & (11) (12)	
		Total Area	Area Per FTE	Net Area	Area Per FTE	Net Area	Area Per FTE	Net Area	Area Per FTE	Net Area	Area Per FTE	Net Area	Area Per FTE	Net Area	Area Per FTE	Net Area	Area Per FTE	Net Area	Area Per FTE	Net Area	Area Per FTE
10	1,530	364,458	238.2	336,408	219.9	262,891	171.8	18,974	12.4	28,118	18.4	22,322	14.6	22,958	15.0	92,372	60.4	102,585	67.0	194,957	127.4
18	1,266	404,151	319.2	370,885	293.0	289,053	228.3	7,264	5.7	109,509	86.5	18,771	14.8	5,670	4.5	141,214	111.5	88,942	70.3	230,156	181.8
20	3,255	524,380	161.1	451,826	138.8	357,047	109.7	37,633	11.6	23,874	7.3	46,638	14.4	27,433	8.4	135,578	41.7	112,961	34.7	248,539	76.4
30	14,373	4,604,876	320.4	3,893,143	270.9	3,016,862	209.9	113,594	7.9	729,378	50.8	407,339	28.3	124,783	8.7	1,375,094	95.7	978,652	68.1	2,353,746	163.8
40	3,740	722,941	193.3	616,227	164.8	461,387	123.4	29,483	7.9	46,292	12.3	50,751	13.6	38,944	10.4	165,470	44.2	149,987	40.1	315,457	84.3
50	13,737	2,907,688	211.7	2,536,055	184.6	1,822,033	132.6	119,377	8.7	201,175	14.6	336,122	24.5	243,199	17.7	899,873	65.5	575,012	41.9	1,474,885	107.4
60	398	149,524	375.7	126,805	318.6	86,754	218.0	7,159	18.0	24,980	62.7	14,792	37.2	2,714	6.8	49,645	124.7	37,756	94.9	87,401	219.6
70	866	917,044	1,058.9	776,821	897.0	498,664	575.8	13,787	15.9	104,751	120.9	131,329	151.7	22,141	25.6	272,008	314.1	204,045	235.6	476,053	549.7
90	8,999	1,313,938	146.0	1,191,276	132.4	914,238	101.6	57,240	6.4	96,003	10.7	106,323	11.8	108,174	12.0	368,340	40.9	504,841	56.1	873,181	97.0
Total	48,164	11,909,000	247.3	10,299,446	213.8	7,708,929	160.1	404,511	8.4	1,364,080	28.3	1,134,987	23.6	596,016	12.4	3,499,594	72.7	2,754,781	57.2	6,254,375	129.9

TABLE 3

AREAS OF PUBLIC COMMUNITY COLLEGES

Inst. (1)	Fall 1968 FTE Enrollment (2)	Gross Area (3)		Net Area of Total Facility (4)		Total Area Assignable (5)		Classroom (6)		Laboratory (All Types) (7)		Office (Admin. & Faculty) (8)		Study (9)		Total Classrms., Lab., Office, Study (10)		Auxiliary Spaces (Special, General, Supporting, Med.) (11)		NET CAMPUS (Excluding Residential, Non Assignable) Sum of (10) & (11) (12)	
		Total Area	Area Per FTE	Net Area	Area Per FTE	Net Area	Area Per FTE	Net Area	Area Per FTE	Net Area	Area Per FTE	Net Area	Area Per FTE	Net Area	Area Per FTE	Net Area	Area Per FTE	Net Area	Area Per FTE	Net Area	Area Per FTE
51	759	123,716	163.0	114,778	151.2	97,721	128.7	12,694	16.8	20,455	26.9	11,402	15.0	12,175	16.0	56,726	74.7	27,972	36.9	84,698	111.6
52	1,076	34,271	31.9	27,816	25.9	27,346	254	6,365	5.9	13,771	12.8	3,390	3.2	1,440	1.3	24,966	23.2	2,380	2.2	27,346	25.4
53	660	116,118	175.9	102,330	155.0	74,208	112.4	12,073	18.3	28,034	42.4	10,870	16.5	3,212	4.9	54,189	82.1	15,393	23.3	69,582	105.4
54	3,586	386,824	107.9	(- - - - - - - - - - - - - - - - - Information received but not yet analyzed - - - - - - - - - - - - - - - - -

Table 4

CONSTRUCTION COSTS PER SQ. FT.

1965 - 1968

Type of Institution	Classroom Buildings	Labs.	Libraries	Dorms.	Admin.	PE	Other
State Department of Higher Education							
1965	17.77 18.26	25.51 24.34				17.42	22.92
1966				16.56 19.10 19.60			
1967		21.52 27.53 19.43 22.12	19.06				
1968		21.83					
Community Colleges							
1965	18.29		16.26		20.76		17.51
1966	15.09 16.25 20.68				17.77		
1967	21.52	17.93 19.58 16.00	26.71	17.06		20.49	
1968		22.96 25.61 25.59 25.60 22.19 26.46			20.59	16.45	25.56
Independent Colleges							
1965							24.38
1966	18.83			15.45			17.97
1967	18.94 20.00 20.91	19.17	15.18	15.23 16.65 20.58 21.51			
1968			25.00	15.66	24.36		26.50
Range	15.09 to 21.52	16.00 to 27.53	15.18 to 26.71	15.23 to 21.51	17.77 to 24.36	16.45 to 20.49	17.51 to 26.50
Median	18.83	22.19	19.06	16.85	20.67	17.42	23.65

*NOTE: The cost per square foot is calculated by dividing the total investment for construction by the gross sq. ft. in the building.